



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012
Meeting Date: February 18, 2015 - Wednesday

Time: 9:00 a.m.

Present:

Commissioners Modugno, Valadez, Louie, Pedersen

Absent: Third District vacant

Ex Officio Members:

Director of Public Works: Mr. Fabrizio Pachano, Senior Civil Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Mitch Glaser, Assistant Administrator, Current Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Pedersen representing the Fourth Supervisorial District.

PRESENTATION

On behalf of the Regional Planning Commission, Commissioner Modugno presented a Certificate of Appreciation to Commissioner Laura Shell for services to the County of Los Angeles and the efforts for a better place for the communities she represents. The Commissioners all praised her for the dedication and expertise she brought to the planning commission.

Furthermore, on behalf of the Regional Planning Department, Mr. Bruckner presented her with a Certificate of Appreciation for her dedicated service to the Department, Regional Planning and Airport Land Use Commission for Vice Chair 2014 and Chair 2015.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Louie/Pedersen – That the agenda for February 18, 2015 be approved.

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APPROVAL OF THE AGENDA (Cont.)

At the direction of the Vice Chair, the agenda was approved with Commissioners Louie, Pedersen, Modugno and Valadez in favor and Third District Commissioner being recorded as vacant as no appointment has been selected yet.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. Mr. Glaser, Assistant Administrator reported to the Commission that at yesterday's Board of Supervisors meeting, the Board adopted a Regional One-Stop Development Center that will house Regional Planning, Department of Public Works, Fire and Public Health to collocate these four agencies to: 1) Provide one convenient location for residents and businesses to process applications and gather information; 2) Create a central coordinating agency that streamlines communication between staff; and 3) Create uniform time-frames for permit processing and decisions.

Furthermore, the Board directed the Interim Chief Executive Officer to report back to the Board in 90 days with the following: 1) Identify a location adjacent to or within the Department of Public Works Headquarters in Alhambra that can accommodate the Department of Regional Planning and relevant permit staff from Public Works, Fire and Public Health; 2) Provide a draft plan for moving forward that ensures the space requirements for each department are met, identifies a proposed timetable, and addresses transportation options for affected employees; 3) Identify the costs associated with the proposed relocation and any technological improvements necessary to equip the regional development center; 4) Identify other County departments that can relocate to the space vacated by Regional Planning in the Hall of Records; and 5) Create a program overlapping staff on the 980s and 440s so that offices are open five days a week.

Mr. Bruckner informed the Commission that as updates are being made the Commission will be kept apprised.

PUBLIC HEARINGS

Zoning Permits

Project Approved

5. (Continued from 01/14/15). Project No. R2014-00792-(1). Conditional Use Permit No. 201400033. Applicant: Verizon Wireless. 510 Workman Mill Road. Puente Zoned District. To authorize the construction and maintenance of a 35-foot high

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PUBLIC HEARINGS (Cont.)

Zoning Permits

unmanned monopine wireless telecommunications facility in the C-1 (Restricted Business) Zone, within the Avocado Heights Community Standards District (CSD). This project is categorically exempt (Class 3 – New Construction or Conversion of Small Structures) pursuant to CEQA reporting requirements.

Ms. Bush presented the staff report and indicated that the applicant has relocated the site of the proposed wireless telecommunications facility to the parking lot of the existing shopping center, and is now proposing a 35-foot high unmanned monopalm wireless telecommunication facility.

Testimony was followed by Elaine Yang, Elizabeth Shill, representatives in favor of the project. Four members of the public provided testimony in opposition expressing concerns with the location of the project, expressing concerns with aesthetics, cumulative impacts, and alternative sites.

Motion/second by Commissioners Valadez/Louie – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt pursuant to State and local CEQA guidelines, and approve Conditional Use Permit No. 201400033 with findings and conditions of approval and modifications to: 1) Condition No. 27 - Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on Exhibit "A" but in no event higher than approved and depicted in the photo simulations presented at the public hearing. The wireless telecommunications facility shall be no higher than the approved 35 feet; 2) Condition No. 32 – the permittee shall make arrangements with property owner to ensure that graffiti is removed within 24 hours and provide the Department of Regional Planning with a copy of the lease agreement verifying a plan for graffiti removal; and 3) Condition No. 33 – the permittee shall submit annual landscaping photos reports, to the Zoning Enforcement Section to show compliance with the maintenance for first 3 years or longer if landscaping is not fully grown, thereafter, biannually.

At the direction of the Vice Chair, the item passed with Commissioners Valadez, Louie, Modugno and Pedersen in favor and Third District Commissioner being recorded as vacant as no appointment has been selected yet. The appeal period for this item ends on Wednesday, March 4, 2015.

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PUBLIC HEARINGS (Cont.)

Zoning Permits

Project Approved

6. **Project No. 02-088-(3). Applicant: Bill Maingot & Jon Galiher. Old Scandia Lane, Santa Monica Mountains North Area. The Malibu Zoned District. a. Conditional Use Permit No. 02-088. Conditional Use Permit to authorize the construction and operation of a self-service storage facility in the M-1 (Light Manufacturing) Zone, and for the grading in excess of 5,000 total cubic yards in the Santa Monica Mountains North Area. b. Environmental Assessment No. 02-088. To consider a Mitigated Negative Declaration with impacts to Biological Resources reduced to less than significant with mitigation measures pursuant to CEQA reporting requirements.**

Mr. Seawards presented the staff report followed by testimony from the applicant's representative Ariel Valli in favor of the request. Commissioner Louie asked for clarification on access after regular hours of operation. Mr. Valli clarified that customers do at times need access to personal belongings in storage units after regular operating hours, but that these visits need to be supervised by facility staff.

One member of the public, Geoffrey Stern, testified and voiced his concerns that existing self-service storage units did not have adequate trash disposal amenities. Staff commented that this issue has been turned over to enforcement for further action as self-service storage facilities are required to provide adequate trash disposal services. Staff also clarified that the proposed project had appropriate trash disposal for their site.

Commissioner Modugno stated that it would be helpful for the facility to provide the information and the location of the nearest large-item waste disposal facility, and staff agreed to add a new condition.

Motion/second by Commissioners Valadez/Pedersen – That the Regional Planning Commission close the public hearing and adopt the Mitigated Negative Declaration.

Motion/second by Commissioners Valadez/Pedersen – That the Regional Planning Commission approve Conditional Use Permit No. 02-088 with findings and conditions of approval and add a new condition: The permittee shall maintain information in the manager's office regarding the nearest location for large-item disposal services.

At the direction of the Vice Chair, the item passed with Commissioners Valadez, Pedersen, Modugno and Louie in favor and Third District Commissioner being recorded as vacant as no appointment has been selected yet. The appeal period for this item ends on Wednesday, March 4, 2015.

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PUBLIC HEARINGS (Cont.)

Land Divisions

Action Taken as Noted

7. **Project No. R2013-02483-(5). Applicant: Kuei Yueh Hsu/ Ramon Ronquillo. 8828 Ardendale Avenue, San Gabriel. South Santa Anita Zoned District. a. Tentative Parcel Map No. PM072311. A minor land division request to create two single-family lots on 0.45 gross acres. The project site is zoned R-A (Residential-Agricultural – 5,000 Square Feet Minimum Required Lot Area) and located within the East Pasadena-San Gabriel CSD. b. Community Standards Modification (CSD) No. 201300004. To authorize reduced lot width and street frontage for both lots from the required 60 feet to approximately 54 feet. c. Environmental Assessment No. 201300205. To consider a Negative Declaration as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.**

Ms. Pavlovic informed the Commission that the revisions to the initial study which included revisions to updates to the Biological Resources (Section 4) and Public Services – Parks (Section 15) Sections did not alter the environmental determination of Negative Declaration for this project. In order to comply with State and County CEQA requirements, staff needs to extend the CEQA review period. Staff is requesting that this item be continued to accommodate the extended review period.

Testimony was received from a member of the public, Suzanne Fulps, in opposition of the project. Commissioner Modugno informed her that the item was being continued and her testimony today would be included for the record.

Motion/second by Commissioners Louie/Pedersen – That the Regional Planning Commission continue the item to Wednesday, April 8, 2015 to accommodate the extended review period.

At the direction of the Vice Chair, the item was continued to Wednesday, April 8, 2015.

Project Approved

8. **Project No. R2013-02494-(1). Applicant: Joey & Janice Wilkins. 5755 North Barranca Avenue. Azusa-Glendora Zoned District. a. Tentative Tract Map No. 072444. To create 10 detached residential condominium units on 1.67 gross (1.38 net) acres in the R-A-6000 (Residential-Agricultural—6,000-square-foot Minimum Required Lot Area) Zone. b. Director's Review No. 201500043. A yard modification**

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PUBLIC HEARINGS (Cont.)

Land Divisions

to permit reduced front-yard, rear-yard, and side-yard setbacks for the proposed condominium structures. c. Environmental Assessment No. 201300207. To consider a Negative Declaration, as the project will not have a significant effect on the environment pursuant to CEQA requirements.

Mr. Montgomery presented the staff report and read into the record that in accordance with the granting of a Director's Review for a yard modification (associated with Site Plan Review No. 201500043), the permittee shall maintain a minimum front-yard setback (facing Barranca Avenue) of 10 feet, a minimum rear-yard setback of 15 feet, and a minimum corner side-yard setback (adjacent to Traymore Avenue) of five feet.

This was followed by testimony from Victor Lockett and James Moran, representatives in support of the project. Four area residents testified in opposition to the project. Opponents stated that the proposed vehicular access from Traymore Avenue should be moved to Barranca Avenue, Traymore Avenue is a narrow residential collector street that has no sidewalks and already suffers from congestion and lack of parking. They stated that the increase in traffic on Traymore Avenue and nearby Nearfield Street would negatively impact their quality of life. Opponents also asserted that the project would decrease their property values, especially with regard to the modified setbacks, as the resulting two-story buildings would be close enough to surrounding property lines so as to violate the privacy of their back yards.

The applicant's representatives stated that they had followed the guidelines of the Department of Public Works in locating the project's vehicular access on Traymore Avenue, as Barranca Avenue is a busy four-lane highway. They also stated that they had followed Regional Planning staff's guidelines on all other aspects of the project's design.

Commissioners Valadez and Pedersen asked if the applicant could modify the project design in a way to mitigate privacy intrusion on properties to the west, as the development proposed to reduce setbacks on this side from 15 feet to five feet. The representatives stated that trees could be planted and western-facing windows be minimized for these units.

The commission agreed that a stipulation be added that the design be modified so as to increase the western (rear) yard setback from five feet to the required 15 feet.

Motion/second by Commissioners Valadez/Louie – That the Regional Planning Commission close the public hearing and adopt the Negative Declaration associated with Environmental Assessment No. 201300207.

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PUBLIC HEARINGS (Cont.)

Land Divisions

Motion/second by Commissioners Valadez/Louie – That the Regional Planning Commission approve Tentative Tract Map No. 072444 and Site Plan Review No. 201500043 with findings and conditions of approval; and 1) that a stipulation be added that the design be modified so as to increase the western (rear) yard setback from five feet to the required 15 feet.

At the direction of the Vice Chair, the item passed with Commissioners Valadez, Louie, Modugno and Pedersen in favor and Third District Commissioner being recorded as vacant as no appointment has been selected yet. The appeal period for this item ends on Monday, March 2, 2015.

PUBLIC COMMENT

9. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

10. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

11. Commission/Counsel/Director Reports

There were no reports given by Commission/Counsel/Director.

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ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.


The Commission adjourned at 11:06 a.m. to Wednesday, February 25, 2015.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Pat Modugno, Vice Chair



Mitch Glaser, Assistant Administrator
Current Planning Division